

Date: 12-16-99

To: Kevin Swearengin/Georgiana Carter FOR YOUR REVIEW/ADDITIONS/CHANGES

From: Wayne Latimer

Re: Notes from inspection of sewer backup and claim from 220 S. Campbell, Owner-Sam Freeman

On 12-14-99, at 9:00 am, Georgiana Carter, Kevin Swearengin, Sam Freeman, Fred Palmerton and myself met at the site.

In the basement, we observed where carpet appeared to have been down in the front portion of the building and where sheetrock had been installed on the studded walls inside the concrete exterior walls. The owner took us to the front/west wall and showed us where some seepage had occurred. On the front, side and rear wall, of the building, sheetrock had been partially removed from the studded partition walls. The sheetrock, which appeared to be water damaged was reportedly damaged by a 'sewer backup' on 9-15-99. Most of the sheetrock in the front and sides of the building had been cut off and removed at a point near 2 ½ ft above the floor. Also observed was a lavatory which had been removed from a wall, fiberglass shower stalls still in place and a place in the floor where a stool had been set, according to the owner. The stool and the shower stalls were according to the owner the source of the backup water into the basement. Pieces of broken sheetrock were in the floor. At this time, there was no indication of sewer in the debris, however this was 3 months after the reported backup. A dehumidifier had been running constantly since the backup, according to the owner.

At the extreme rear of the building in the mechanical room floor was a 2' X 2' sump pit which appeared to be quite old, approximately 1 ½' deep. Within the sump were 3-4 pipes entering along the inside walls and a pedestal sump pump. The sump pump, was piped through plastic pipe, which appeared to have a check valve, discharging to the overhead sanitary sewer which departs out the south side of the building. The sump pump float mechanism at the time of this inspection was stuck in the off position. The property owner physically pulled the float mechanism up and started the sump pump. The pump ran for a couple of minutes, then cycled a couple of times, while we were onsite. Also in this mechanical room was a sewer lift pump that was piped through plastic pipe to the sanitary sewer. There also appeared to be a check valve in the plastic pipe above the lift pump.

A prior TV inspection effort indicates the sanitary sewer connection on the main for this building is 31' W of manhole # 122 on map 019NW, in Mc Daniel St. There are storm sewers on both the front/west and south sides of the building. There is also a building draining problem on the NW corner.

The property owner made statements indicating all of the water problems he has recently since 1997, are sewer related. He further indicates that the property owner's to the south across McDaniel, also has water problems caused by the sewer being backed up. The property owner indicates that an excavation in the sidewalk on the front/west side was performed by Schatz. There is a spot on the concrete sidewalk that has been patched with asphalt, some time ago.

Sewer Maintenance records indicated a sewer backup did occur on 9-15-99 caused primarily by debris falling into the manholes at the time of the adjustment of the manholes in Campbell in late June. Also found in the lines were blackened material indicating some length of time in the sewers. The lines were last routinely ran by a flusher August of 1998 and no indication of a problem was found.

220 S. Campbell

1726107507 CY 22 BOOK 00 FINAL ACCOUNT
1726-1075-07 THE BODY SHOP GY NC 220 S CAMPBELL

12/17/99 09:26:48

65806

ELECTRIC SERVICE 1

R/C	READING DATE	USE	DAYS	USE PER DAY	AMOUNT
E	08/19/97	5320	32	166.2500	\$255.99
R	07/18/97	4820	29	166.2068	\$239.13
R	06/19/97	2800	31	90.3225	\$145.20
R	05/19/97	2060	28	73.5714	\$110.79
R	04/21/97	2940	31	94.8387	\$151.71
R	03/21/97	3240	29	111.7241	\$165.33
R	02/20/97	4360	30	145.3333	\$217.31
R	01/21/97	5740	34	168.8235	\$281.33
R	12/18/96	3500	29	120.6896	\$177.40
R	11/19/96	3520	32	110.0000	\$178.33
R	10/18/96	3180	28	113.5714	\$162.55
R	09/20/96	5000	31	161.2903	\$247.00
R	08/20/96	8100	29	279.3103	\$390.84

1726107508 CY 17 BOOK 26

1726-1075-08 FREEMAN SAM

220

S CAMPBELL

12/17/99 09:27:17

65806

ELECTRIC SERVICE 1

R/C	READING DATE	USE	DAYS	USE PER DAY	AMOUNT
E	11/17/99	460	30	15.3333	\$36.07
A	10/18/99	442	31	14.2580	\$35.25
A	09/17/99	428	30	14.2666	\$34.86
A	08/18/99	428	30	14.2666	\$34.86
A	07/19/99	541	31	17.4516	\$40.10
A	06/18/99	523	30	17.4333	\$39.26
A	05/19/99	506	29	17.4482	\$38.47
A	04/20/99	576	33	17.4545	\$41.73
S	03/18/99	500	29	17.2413	\$38.20
A	02/17/99	460	28	16.4285	\$36.35
A	01/20/99	580	35	16.5714	\$41.91
A	12/16/98	460	28	16.4285	\$36.35
E	11/18/98	480	30	16.0000	\$37.27

UNBILLED METER READING INFORMATION - READ ON 12/16/99

----- ELECTRIC -----

R/C USE DAYS CONSTANT

E 26 29 20

CHG-USE/DAY 0

BILLING-USE 520

0-796
T-1300.50
FL-1289.78

FL-1297

2002

3045

MHA1
0+00NE
T-1299.60
FL-1295.11

ATLANTIC

MHA4
0+00N
STA-16+11
T-1295.54
FL-1289.16

AVE.

317

318

1960

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1971

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1957

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1961

1936

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332

302

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1913

1900

301

334

1907

300

335

1862

299

336

1844

3042

MHA3
STA-12+12
T-1290.24
FL-1281.75

1919

18' GRADE EASEMENT

DETENTION AREA

ST.

THOMAN

17

AVE.

1856

50

49

48

47

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1844

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1869

MHA2

STA-8+12

T-1260.74

FL-1279.11

1847

1845

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